

REQUEST FOR PROPOSALS

Issue Date: August 13, 2006

RFP #06-05

Title: A/E SERVICES FOR REPLACEMENT OF WESTERN STATE HOSPITAL

Project Code: 720-17276

Commodity Code: PROFESSIONAL SERVICES

NOTE: The offeror must have registered in eVA prior to the deadline for submission of responses to this RFP to be eligible for the award of this contract for professional services.

Issuing Agency & Address:

*Commonwealth of Virginia
Department of Mental Health, Mental Retardation and Substance Abuse Services
Office of Architectural & Engineering Services
P. O. Box 1797
Richmond, Virginia 23218*

Location of Work: Western State Hospital, Staunton, Virginia.

Period Of Contract: Single project services

All inquiries for information should be directed to: DMHMRSAS, Office of Architectural & Engineering Services, telephone number (804) 786-3926.

IF PROPOSALS ARE MAILED, SEND DIRECTLY TO ISSUING AGENCY SHOWN ABOVE. IF PROPOSALS ARE HAND DELIVERED, DELIVER TO:

DMHMRSAS, Office of Architectural & Engineering Services
1220 Bank Street, Room 723
Richmond, Virginia 23219

Sealed proposals for furnishing the services described herein will be received until 4:00 p.m. local time September 12, 2006. **Proposals must reach the above address by the deadline stated.**

In compliance with this Request For Proposals, which includes the attached Table of Contents and all provisions and appendices attached and referenced therein, and subject to all the terms and conditions set forth herein, the undersigned offers and agrees to furnish the services described in the RFP cited above and submit this signed proposal which includes this completed and signed page, the completed and signed Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6 and other data as required by the RFP. It is understood that this proposal and the scope of services may be modified, by mutual agreement in subsequent negotiations.

Name And Address Of Proposer:

Date: _____

By _____
(Signature in Ink)

Typed Name: _____

_____ Zip: _____

Title: _____

FEIN/SSN # _____ Telephone No.() _____

PRE-PROPOSAL CONFERENCE: *A pre-proposal conference will not be held.*Proposer ☐ DOES ☐ DOES NOT consider his/her firm to be a minority business.Proposer ☐ IS ☐ IS NOT certified as a minority business by the Virginia Department of Minority Business Enterprise. If applicable, attach copy of certification.Contractor ☐ DOES ☐ DOES NOT consider his/her firm to be a women-owned business.Proposer ☐ IS ☐ IS NOT certified as a women business by the Virginia Department of Minority Business Enterprise. If applicable, attach copy of certification.Contractor ☐ DOES ☐ DOES NOT consider his/her firm to be a small business.Proposer ☐ IS ☐ IS NOT certified as small business by the Virginia Department of Minority Business Enterprise. If applicable, attach copy of certification.

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NOTE: Electronic copies of Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6 and of the "Small Businesses and Businesses Owned by Women & Minorities" Data Forms are available for download at the following website: <http://forms.dgs.virginia.gov/>

eVA BUSINESS-TO-GOVERNMENT VENDOR REGISTRATION: The eVA Internet electronic procurement solution, web site portal www.eva.virginia.gov streamlines and automates government purchasing activities in the Commonwealth. The portal is the gateway for vendors to conduct business with state agencies and public bodies. All vendors desiring to provide goods and/or services to the Commonwealth shall participate in the eVA Internet e-procurement solution either through the eVA Basic Vendor Registration Service or eVA Premium Vendor Registration Service. **The offeror must have registered in eVA prior to the deadline for submission of responses to this RFP to be eligible for the award of this contract for architectural/engineering services. Options available are:**

- a. eVA Basic and Premium Vendor Registration Service: \$25 Annual Fee plus a Transaction Fee of 1% per order received. The maximum transaction fee is: \$500 per order for DMBE-Certified Small Businesses; \$1,500 per order for Businesses that are NOT DMBE Certified small business. eVA Basic Vendor Registration Service includes electronic order receipt, vendor catalog posting, on-line registration, and electronic bidding.
- eVA Premium Vendor Registration Service includes all benefits of the eVA Basic Vendor Registration Service plus automatic email or fax notification of solicitations and amendments as they become available.

I. APPLICABILITY OF THE A/E MANUAL

The Commonwealth of Virginia Construction and Professional Services Manual – 2004 Edition, Chapters 1 through 10 (the A/E Manual) shall apply to the contract awarded pursuant to this RFP and is incorporated by reference herein in its entirety.

Proposer's attention is directed to Chapter 2, Definitions, for definitions of terms used in this RFP. The terms "Agency" and "Owner" are used interchangeably in the material referenced in this RFP and mean the public body issuing this solicitation for services and with whom the successful A/E Proposer will enter into an agreement. For purposes of clarity and uniformity in this RFP, only the term "Agency" will be used herein.

Proposer's attention is also directed to Chapter 3, General Terms and Conditions for Professional Service Contracts.

II. PURPOSE

The purpose of this RFP is to solicit proposals for the purposes of entering into a single contract through competitive negotiations for the professional services of an Architectural/Engineering firm, authorized to do business in the Commonwealth of Virginia, with experience in planning and design of mental health facilities and economic development.

The A/E shall provide professional services for the project described in Part V of this RFP consistent with the A/E Manual, as revised, and latest directives issued by the Division of Engineering and Buildings concerning construction and professional services for new and renovated State buildings.

III. BACKGROUND

The Department of Mental Health, Mental Retardation and Substance Abuse Services (DMHMRSAS) provides treatment, habilitation and prevention for individuals and their families whose lives are affected by mental illness, mental retardation or substance abuse disorders. As a part of this service system, DMHMRSAS operates 16 state facilities to provide highly structured intensive inpatient treatment and habilitation services.

This RFP contemplates the replacement of Western State Hospital in Staunton, Virginia, and the economic development, in association with the City of Staunton, of any properties on the site deemed "surplus" by the Commonwealth after construction of the new facility. The replacement mental health facility will provide residential services for 246 patients, treatment programs including forensic mental health services, administration and support service space.

The Department has received an unsolicited proposal under the Public-Private Education and Infrastructure Act of 2002 (PPEA) for the construction of a replacement facility at Western State Hospital, and has advertised for competing proposals. The selected A/E shall assist the Department in its planning efforts for a replacement facility and in the evaluation of PPEA proposals. Should DMHMRSAS not be successful in the negotiation of a Comprehensive Agreement under the PPEA, the selected A/E shall furnish all expertise, labor and resources for complete design and construction period services for the project in accordance with the requirements of the A/E Manual.

IV. CONFLICT OF INTEREST

The selected A/E shall not be a party to any PPEA proposal submitted for the replacement of Western State Hospital.

V. INFORMATION AVAILABLE

Site information is available at Western State Hospital. The Owner has plans for the existing buildings that will be made available to the selected firm after the contract for professional services is signed. For an appointment to visit the facility please contact the Director of Buildings and Grounds, Jim Smith, at telephone no. (540) 332-8503.

The Office of Architectural & Engineering Services will make additional planning information available to the selected firm after award of this contract.

VI. SCOPE OF SERVICES:

The Agency's documents indicated in Section IV above describe the program, siting, appearance, aesthetics, functional arrangement, and level of quality desired by the Agency.

The Department has received an unsolicited proposal under the Public-Private Education and Infrastructure Act of 2002 (PPEA) for the construction of a replacement facility at Western State Hospital, and has advertised for competing proposals. The selected A/E shall assist the Department in its planning efforts for a replacement facility and in the evaluation of PPEA proposals. Should DMHMRSAS not be successful in the negotiation of a Comprehensive Agreement under the PPEA, the selected A/E shall furnish all expertise, labor and resources for complete design and construction period services for the project in accordance with the requirements of the A/E Manual.

Following construction of a replacement facility, any properties on the site deemed "surplus" by the Commonwealth will be considered for development to promote the economic development goals of the City of Staunton and to provide revenues to enhance the long term interests of the residents and employees of Western State Hospital. The selected A/E shall assist the Department in this development, to include the preparation of a solicitation, the evaluation of any resultant proposals, valuation of property, etc.

- A. Participate on regional project teams comprised of consumers, families, Community Service Boards, advocates, caregivers, and Department and facility representatives to clarify and define regional services and supports to be provided in the facility, and to assure design consistency with the DMHMRSAS vision, values and strategic plan.
- B. Work with the facility project team to design a replacement facility that is responsive to stakeholder needs, facilitates treatment, is efficient to operate and consistent with the Department's vision and values. Refine, clarify, and define the Agency's project description, data, and requirements as necessary to develop a Schematic design of the project that meets the Agency's requirements and is within the stipulated "design-not-to-exceed" construction cost.
- C. Assist the Department in reviewing/defining staffing and maintenance requirements, and assuring that the proposed facility is efficient to operate.
- D. Prepare for the Agency, no later than October 15, 2006, a "Project Scope Profile" and "Project Cost Profile" in a format established by the Department of Planning and Budget that clearly defines the project description, data, requirements and cost for submission to the General

Assembly for funding consideration.

- E. Assist the Department in the evaluation of any PPEA proposals received for the replacement of Western State Hospital.
- F. Assist the Department in the preparation, evaluation and consideration of proposals for the economic development of any property at the current WSH site that is no longer required for state purposes. Provide necessary marketing expertise. This effort will be undertaken in collaboration with the City of Staunton.
- G. Provide complete site survey and property assessment for the existing site.
- H. At the option of the Agency and pending funding availability, provide complete construction contract documents with professional seals and signatures in accord with the procedures of the A/E Manual. Documents must be complete and ready for bidding not later than October 2007.
- I.
 - 1. Assure that the construction contract documents are in conformance with generally accepted architectural and engineering practices and comply fully with all applicable codes and regulations including, but not limited to, the Virginia Uniform Statewide Building Code, and the Uniform Federal Accessibility Standards.
 - 2. Provide specifications that reflect current requirements, standards and product availability.
 - 3. If applicable, develop and prepare construction documents for an Erosion and Sediment Control Plan and a Stormwater Management Plan. Obtain approvals from required Agencies.
 - 4. If applicable, coordinate the design of utility connections with local utility provider and obtain necessary approvals. Agency will pay filing fees and connections charges, as required.
 - 5. Prepare A/E cost estimates for the project per Chapter 8 and Appendix E of the A/E Manual.
 - 6. Represent the Agency by presenting necessary oral and/or graphic presentations to State Agencies such as the Art and Architectural Review Board, the Division of Engineering and Buildings or any other group having interest in the project.
 - 7. With the Agency, present necessary oral and/or graphic presentations to stakeholder and/or other groups having an interest in the project.
 - 8. Complete all forms and documents in formats required by the A/E Manual. Process the same in accord with the Agency's instructions. Provide services to assist the Agency in the bidding and award of the construction contract.
 - 9. Provide services for the construction phase, as required by the A/E Manual, for the administration of the contract.

VII. POLICY ON SMALL BUSINESSES AND BUSINESSES OWNED BY WOMEN AND MINORITIES:

It is the policy of the Commonwealth of Virginia to contribute to the establishment, preservation and strengthening of small businesses and businesses owned by women and minorities and to encourage their participation in state procurement activities. The Commonwealth encourages contractors to provide for the participation of small businesses and businesses owned by women and minorities through partnerships, joint ventures, subcontracts, or other contractual opportunities. Submission of a report of past efforts to utilize the goods and services of such businesses required with any proposal for A/E services where the total A/E contract amount may exceed \$100,000. Proposer must provide information on its past utilization of Small, Women, and Minority Owned disadvantaged businesses, and must also state any plans to utilize such businesses and the manner in which they may be utilized under this Contract. Electronic copies of the "Small Businesses and Businesses Owned by Women & Minorities" Data Forms are available for download at the www.dgs.virginia.gov website

VIII. PROPOSAL REQUIREMENTS:

- A. Proposals shall be signed by an authorized representative of the A/E. By submitting a proposal, the Proposer certifies that all information provided in response to this RFP is true and accurate. Failure to provide information required by this RFP will ultimately result in rejection of the proposal.
- B. Proposals should be prepared simply and economically, providing a straightforward, concise description of the A/E's capabilities for satisfying the requirements of the RFP. Emphasis should be on completeness and clarity of content.
- C. The Respondent's proposal shall include: the completed and signed RFP cover page 1; the completed and signed Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6; and the completed "Small Businesses and Businesses Owned by Women & Minorities" Data. One (1) manually signed original and three (3) copies of the proposal shall be submitted to the Agency. Each copy of the proposal shall be bound in a single volume where practical.
- D. All documentation submitted with the proposal shall be included in that single bound volume. Elaborate brochures and other representations beyond those sufficient for presenting a complete and effective proposal are neither required nor desired.
- E. Clearly indicate proposed design team members/special consultants with special expertise related to the specific population to be served by the new facility.
- F. Any information thought to be relevant, but not specifically applicable to the enumerated scope of Work, may be provided as an appendix to the proposal. If publications are supplied by the proposer to respond to a requirement, the response should include reference to the document number and page number. Publications provided without such reference will not be considered relevant to the RFP.
- G. To reduce the effort and expense of responding to RFP's, provide uniformity in the type information requested, and enhance the review and evaluation process, the **standard Forms AE-1 thru AE-6, ARCHITECTURAL/ENGINEERING FIRM DATA, shall be used by A/E's responding to State agency RFP's.**

- H.** Descriptions of these forms and instructions for completing the forms are included in the A/E Manual. Hard copies of Forms AE-1, AE-2, AE-3, AE-4, AE-5 and AE-6 may be found in Appendix B of the Manual. Electronic copies of the "Small Businesses and Businesses Owned by Women & Minorities" Data Forms are available for download at the www.dgs.virginia.gov website

IX. EVALUATION AND AWARD OF CONTRACTS:

- A.** Evaluation Criteria: Proposals shall be evaluated by the Agency using the following criteria:
1. Expertise, experience, and qualifications of the A/E's primary designer in each relative discipline for providing the services described in Section IV, Scope of Services.
 2. Expertise, experience and qualifications of any special consultants proposed for providing the services described in Section IV, Scope of Services.
 3. Geographic location of the A/E's office where work will be performed in relation to the project location(s).
 4. Proposed method of involving stakeholders in the design process.
 5. Current and projected workload, plan to complete the work and ability to complete the work in a timely manner.
 5. Expertise and past experience of the A/E in providing services on projects of similar size, scope and features as those required on this project.
 6. Qualifications and experience of the A/E's project manager to be assigned to this project.
 7. A/E's recent (past 5 years) experience / history in designing projects within an established "Design-not-to-exceed" budget.
 8. A/E's experience in providing services in conformance to the State's Construction and Capital Outlay procedures including Codes, Standards, Accessibility and Building Efficiency.
 9. Use of small businesses and businesses owned by women and minorities as consultants, subcontractors, suppliers or support services.
 10. Size of the firm relative to the size of the project(s).
 11. Financial Responsibility as evidenced by the A/E's carrying Professional Liability Insurance.

Generally, the selection committee will consider the A/E's overall suitability to provide the required services within the project's time, budget and operational constraints, and it will consider the comments and/or recommendations of the A/E's previous clients, as well as other references.

- B. **AWARD OF CONTRACT:** After evaluation of the Proposals received in response to the RFP, the Agency shall engage in individual discussions and interviews with two or more Proposers deemed fully qualified, responsible and suitable on the basis of initial responses, and with professional competence to provide the required services at each facility. Repetitive informal interviews are permitted. Proposers shall be encouraged to elaborate on their qualifications, performance data, and staff expertise relevant to the proposed contract. Proposers may also propose alternate concepts or methodology. Proprietary information from competing Proposers (including any data on estimated man-hours or rates and the plan for accomplishing the scope of work) will not be disclosed to the public or to competitors, provided such information is duly marked as "Proprietary Information" by the Proposer and the designation is justified as required by Section 2.2-4342, Code of Virginia, as revised. At the conclusion of the informal interviews and on the basis of evaluation factors set forth in Section VIII and the information provided and developed in the selection process to this point, the Agency shall rank, in the order of preference, the interviewed Proposers whose professional qualifications and proposed services are deemed most meritorious. Negotiations shall then be conducted with the Proposer ranked first. If a contract satisfactory and advantageous to the Agency can be negotiated at a fee considered fair and reasonable, the award shall be made to that Proposer. Otherwise, negotiations with the Proposer ranked first shall be formally terminated and negotiations conducted with the Proposer ranked second, and so on, until such a contract can be negotiated at a fair and reasonable fee. Should the Agency determine in writing and in its sole discretion that only one Proposer is fully qualified, or that one offer is clearly more highly qualified and suitable than the others under consideration, a contract may be negotiated and awarded to that Proposer.

Award of contract(s) is contingent on available funding. The Owner reserves the right to reject any or all proposals, and to award more or less work that contemplated.

X. FEES:

The fee for services shall be negotiated on a lump sum basis considering the Scope of Services required, the estimated man-hours required for each level/discipline and the typical labor rates for the various skill levels required for the work. The Memorandum of Understanding prepared by the Agency will document the negotiated acceptable labor rates for the various levels/disciplines and these rates will be used for any hourly rate work of the A/E that is authorized by the Agency.